

**FLEET AND INDUSTRIAL SUPPLY CENTER OAKLAND  
ALAMEDA FACILITY/ALAMEDA ANNEX  
RESTORATION ADVISORY BOARD  
MEETING MINUTES**

**APRIL 13, 2005**

These minutes summarize the discussions from the Restoration Advisory Board (RAB) meeting for the Fleet and Industrial Supply Center (FISC) Oakland Alameda Facility/Alameda Annex. The meeting was held at the Catellus Site; however it began and ended in the Alameda Point Main Office Building (Building 1) on April 13, 2005. The agenda and sign-in sheet are included as Attachment 1. The following participants attended the meeting:

**Co-chairs:**

Ken Hansen	RAB Community Co-chair
Thomas Macchiarella	Base Realignment and Closure (BRAC) Program Management Office West, Navy Co-chair

**Attendees:**

Douglas Biggs	Alameda Point Collaborative
Mike Blanchard	Environmental Resources Management (ERM)
Jennifer Gibson	Sullivan International Group
Judy Huang	San Francisco Bay Regional Water Quality Control Board (RWQCB)
Kevin Mucha	Environmental Resources Management (ERM)
Darren Newton	BRAC PMO West
Lou Ocampo	BRAC PMO West
Phil Owen	Catellus Development Corporation (Catellus)
Joan Konrad	RAB Member
Jean Sweeney	RAB Member
Jim Sweeney	RAB Member
Henry Wong	Department of Toxic Substances Control (DTSC)

## **1.0 WELCOME AND INTRODUCTIONS**

The meeting began with introductions and a review of the agenda (see Attachment 1).

Mr. Macchiarella provided an overview of the agenda for the Catellus site visit; he noted that Mr. Owen would first provide an overview of the site and then lead the site visit. Mr. Owen instructed the RAB members to be careful during the site visit because of the great deal of construction under way at the site.

## **2.0 APPROVAL OF MEETING MINUTES**

Mr. Hansen requested comments and proposed changes to the RAB meeting minutes from January 12, 2005. There were no comments, and the minutes were approved as written.

Mr. Macchiarella said that the Navy will provide the schedule for the basewide remedial action plan (RAP)/record of decision (ROD) at the next RAB meeting. He also noted that he will notify the RAB when the documents for groundwater at Installation Restoration (IR)-02/Site 25 are submitted.

## **3.0 TRANSPORT TO CATELLUS SITE**

Doug DeLong, Navy environmental compliance manager, transported the RAB members to the Catellus site. RAB members met in Catellus' construction trailer to receive a briefing about the site.

## **4.0 BRIEFING AND SITE TOUR OF CATELLUS SITE**

Mr. Owen provided an overview of the Catellus development. Mr. Owen reported that the pump station and the storm drain system are 90 percent complete and should be finished in June 2005. The pump station includes four main pumps. The pump station had been tested the previous day. One pump did not function properly during the test because it had been incorrectly wired by the manufacturer.

Mr. Sweeney asked if there had been any problems recently because of the heavy rain. Mr. Owen responded that there were no problems. The large-diameter pipes in the system provide a high volume of storage and are designed to handle a 100-year rain event.

Mr. Owen said that all water from the site is conveyed to one well. The well includes a screen to remove trash, which is disposed of through a dumpster. Catellus is beginning construction on the outfall to the storm water treatment pond. A portion of the piping to the outfall will be from the existing system. The detention basin for the treatment pond is complete, and the area will be vegetated. Ms. Konrad asked about the size of the pond. Mr. Owen responded that the pond is located on and covers a majority of a 3-acre parcel (about 2.5 acres). The pond will be fenced to limit access.

Mr. Biggs asked about the steps that were being taken for mosquito control. Mr. Owens responded that circulating pumps would be installed to aerate the pond. The pond may also be stocked with mosquitofish.

Mr. Hansen asked about the depth of the pond. Mr. Owen responded that about 3 to 4 feet of water would remain permanently in the pond. The water level will fluctuate based on groundwater levels.

Mr. Owen pointed out that residents have already moved into the units in Block A, and that housing units in Block B are under construction. Bids are being accepted for the elementary school site, and construction is expected to begin in May 2005. The Alameda Unified School District plans to open the school for the September 2006 school year. Mr. Macchiarella asked if a name had been selected for the school. Mr. Owen responded that he was uncertain, although it may be named after Woodstock Elementary School, which was scheduled for closure.

Mr. Owen said that construction had begun on the 62-unit affordable housing development southeast of Tinker Avenue. Fifty-two of the units have been built, and foundation slabs have been laid for the remaining 10.

Ms. Sweeney asked about the commercial property for the site. Mr. Owen responded that the future use of the site is still being discussed. The current use is commercial. Catellus is proposing retail and residential use, however.

Mr. Ocampo asked if the pump station would also service the planned commercial area. Mr. Owen responded that it would not and that a gravity system would be installed for the commercial area. Smaller pipes will be used for the commercial area, because it requires a smaller capacity.

Mr. Owen discussed the benzene found in soil during subsurface investigations. Benzene was detected at a depth of 16 feet below ground surface in a plume layer 4 four feet thick covering the Marsh Crust. The Bay Mud appears to have limited further migration of the benzene.

Mr. Owen said that the pump station had drained 10,000 to 20,000 gallons of water, and that it was designed to handle 120,000 gallons of water. Mr. Owen noted that most of the water generated resulted from rain and was not benzene-contaminated water. Ms. Sweeney asked how benzene had been identified in the soil. Mr. Owen responded that benzene emits a strong smell and its sheen was in strong contrast to the clay-like consistency of Bay Mud. Mr. Blanchard added that the Marsh Crust layer is easily identified by its odor and color. Mr. Ocampo added that the low yield of the groundwater indicated that it could not have a potential beneficial use quality.

Mr. Owen reminded the RAB members to be aware of safety issues caused by the construction activities during the site visit.

The RAB conducted a site tour of the pump station and the treatment pond.

## **5.0 ADJOURN AND RETURN TO ALAMEDA POINT BUILDING 1**

The RAB returned to Alameda Point Building 1. There were no additional comments.

**The next RAB meeting is scheduled for 10:00 a.m., on Wednesday, July 13, 2005, in the first-floor conference room at Alameda Point, Building 1 (Main Office Building), 950 West Mall Square.**

**ATTACHMENT 1**  
**AGENDA AND SIGN-IN SHEET**

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**RESTORATION ADVISORY BOARD (RAB) AGENDA**  
**For**  
**INSTALLATION RESTORATION PROGRAM**  
**At**  
**FLEET INDUSTRIAL SUPPLY CENTER OAKLAND**  
**ALAMEDA FACILITY/ALAMEDA ANNEX**

April 13, 2005 (9:30 – 11:00 a.m.)  
Alameda Point, Main Office Building (Building 1), Room 140  
950 West Mall Square  
Alameda, California

**\*\*\* Special Agenda for RAB Tour \*\*\***

- I. WELCOME AND INTRODUCTION** – Ken Hansen, Community RAB Co-Chair,  
9:30 am to 9:35 am
- II. APPROVAL/REVIEW OF RAB MEETING MINUTES of January 12, 2005 -**  
Ken Hansen/Thomas Macchiarella, 9:35 am to 9:45 am
- III. TRANSPORTATION TO CATELLUS SITE**  
Navy to provide van for RAB and BCT members, 9:45 am to 10:00 am
- IV. BRIEFING AND SITE TOUR OF PUMPSTATION AT CATELLUS SITE**  
Phil Owen, Catellus/Mike Blanchard, ERM, 10:00 am to 10:45 am
- V. ADJOURN AND RETURN TO ALAMEDA POINT BLDG 1**  
10:45 am -11:00 am

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ALAMEDA FACILITY/ ALAMEDA ANNEX**

**Restoration Advisory Board Meeting**

April 13, 2005

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